

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$11,025,878**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 18				
% of Funds Committed	94.33 %	93.24 %	7	93.55 %	51	54	
% of Funds Disbursed	93.38 %	86.07 %	3	86.03 %	82	85	
Leveraging Ratio for Rental Activities	0.21	6.58	17	4.83	6	5	
% of Completed Rental Disbursements to All Rental Commitments***	78.19 %	87.59 %	15	81.34 %	19	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.21 %	75.13 %	10	70.65 %	49	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	41.94 %	78.38 %	18	81.57 %	4	3	
% of 0-30% AMI Renters to All Renters***	35.48 %	38.66 %	9	45.66 %	31	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	41.94 %	96.86 %	18	96.25 %	2	1	
Overall Ranking:			In State: 18 / 18	Nationally: 12	8		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,648	\$9,919		\$27,146	31 Units	1.20 %	
Homebuyer Unit	\$8,870	\$11,321		\$15,140	760 Units	28.50 %	
Homeowner-Rehab Unit	\$32,927	\$24,437		\$20,860	65 Units	2.40 %	
TBRA Unit	\$203	\$1,760		\$3,210	1,807 Units	67.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,895	\$75,748	\$31,075
State:*	\$70,019	\$84,601	\$26,421
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	76.9	58.8	53.8	56.1
Black/African American:	23.1	21.9	46.2	41.9
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	1.6
Asian/Pacific Islander:	0.0	0.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.2	0.0	0.5
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HOUSEHOLD SIZE:

1 Person:	84.6	30.3	38.5	71.8
2 Persons:	0.0	21.4	40.0	9.6
3 Persons:	7.7	17.5	13.8	14.0
4 Persons:	7.7	10.0	4.6	2.8
5 Persons:	0.0	3.9	3.1	0.8
6 Persons:	0.0	0.5	0.0	0.5
7 Persons:	0.0	0.4	0.0	0.3
8 or more Persons:	0.0	0.4	0.0	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	76.9	33.2	29.2	71.8
Elderly:	7.7	1.9	38.5	8.0
Related/Single Parent:	15.4	23.6	12.3	12.1
Related/Two Parent:	0.0	16.2	15.4	8.0
Other:	0.0	8.9	1.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.1 #
HOME TBRA:	46.2	
Other:	38.5	
No Assistance:	15.4	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium

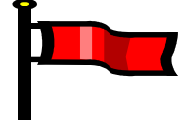
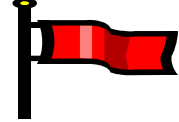
State: NC

Group Rank: 12
 (Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 8
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	78.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	76.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	41.94	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	41.94	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	0.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

